

34/1 Hoffmann Street, Moncrieff, ACT 2914

STONE

House For Sale

Thursday, 14 March 2024

34/1 Hoffmann Street, Moncrieff, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 155 m2

Type: House



Jess Smith
0410125475



Alex Ogbonna
0423535024

\$675,000+

Property to be auctioned on-site on the 11/04/2024 at 6:00pm with offers welcome prior. Buyers guide: \$675,000+.

Tucked away in the charming neighbourhood of Moncrieff, this residence features a luxurious master bedroom with an ensuite, spacious rooms adorned with built-in robes, a well-appointed bathroom complete with a relaxing tub, and a conveniently separate toilet. The north-facing living and dining areas effortlessly flow into the backyard, creating a seamless indoor-outdoor living experience. The kitchen boasts ample storage space, enhanced by a double car garage that includes laundry facilities for added convenience. Outside, the yard is thoughtfully designed for low-maintenance upkeep, allowing for more time to enjoy the surroundings.

Features Overview:- North facing rear - NBN connected with FTTP-
Age: 6 years (built in 2018)- Units plan number: 4468- EER (Energy Efficiency Rating): 6.0 Stars Development
Information:- Name of development: Carramar- Number of buildings in development: 42- Strata management: LMM Sizes (Approx)- Internal Living: 101.4 sqm (First Level: 51.7 sqm Second Level: 49.7 sqm)- Ground Level/Garage: 54.2 sqm- Courtyard: 16 sqm- Total residence: 155.6 sqm Prices- Strata Levies: \$514.77 per quarter- Rates: \$438.92 per quarter- Land Tax (Investors only): \$596.22 per quarter- Conservative rental estimate (unfurnished): \$600 - \$630 per week

Inside:- Master bedroom with built-in robe and ensuite - Sizable rooms all with built-in robes - Bathroom with full sized tub - Separate toilet- North facing living and dining with sliding doors to back yard- Kitchen with ample storage and bench space - Double car garage with laundry

Outside:- Easy to maintain back yard

Construction Information:- Flooring: Concrete and timber flooring- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Double glazed windows

The suburb of Moncrieff is conveniently located to allow easy access to a range of facilities including a number of local parks, walking trails & the 'One Tree Hill' lookout. Not to mention having the ever popular recreation park to entertain all ages. The Gungahlin Town Centre is also only minutes away and provides a whole host of further amenities.

Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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